LOT 12
PRESERVE AT SUMMER BEACH #1C
PB 7/1

HERMSEN PHILIP LIVING TRUST/HERMSEN PHILIP TRUSTEE
95090 ELDERBERRY LN
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1673-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

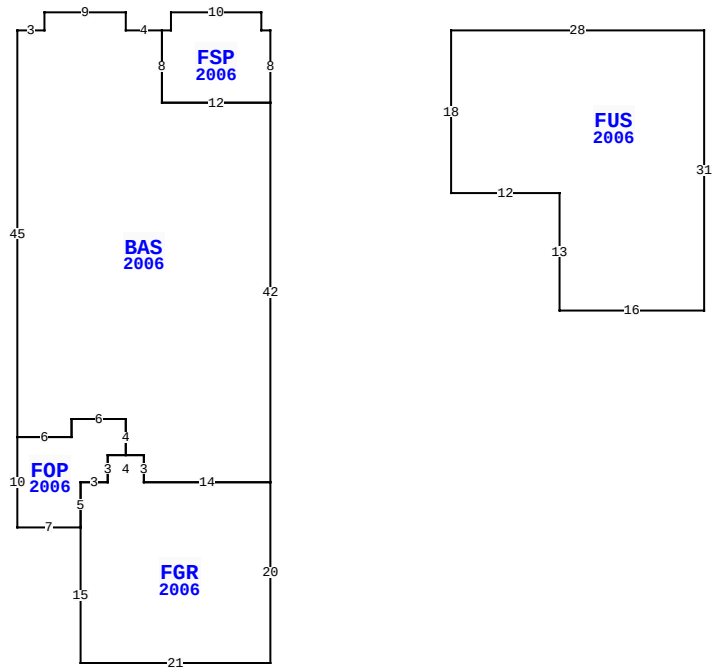
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,244	100	1,244	194,665
FGR	432	55	238	37,243
FOP	101	30	30	4,695
FSP	116	40	46	7,198
FUS	712	100	712	111,416
TOTALS	2,605		2,270	355,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,270	119.3640	170.09	386,104	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2022 Heated Area: 1956 HX Base Yr 2022



95090 ELDERBERRY LN, FERNANDINA BEACH

BLD DATE	08/17/2006 0	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		355,216
TOTAL MARKET OB/XF VALUE		5,106
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		475,322
SOH/AGL Deduction		14,215
ASSESSED VALUE		461,107
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		411,107
TOTAL JUST VALUE		475,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509819	H/AC	0	06/01/2005
C0413887	CO ISSUED	151,585	10/01/2004
B0413887	NEW CONSTR	151,585	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2628/1211	3/27/2023	WD	U	I	11	100
GRANTOR: HERMSEN PHILIP						
GRANTEE: HERMSEN PHILIP LIVI						
2420/1937	12/29/2020	WD	Q	I	02	434,000
GRANTOR: HERMAN CRAIG STEVEN &						
GRANTEE: HERMSEN PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W1 N2 W10 S2 W1 BAS=[YR=2006] W4 N2 W9 S2 W3 S45 FOP=[YR=2006] S10 E7 FGR=[YR=2006] S15 E21 N20 W14 N3 W4 S3 W3 S5$ N5 E3 N3 E2 N4 W6 S2 W6$ E6 N2 E6 S4 E2 S3 E14 N42 W12 N8$ S8 E12 N8$ PTR=[YR=2006] E20 FUS=[YR=2006] E28 S31 W16 N13 W12 N18$ W20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0811	CONCRETE B	0	100	0	0	588.00	SF	5.20	5.20	100	2006	2006	3	88	2,691	
3	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	2006	2006	3	88	595	

LAND DESCRIPTION

TOTAL OB/XF 5,106

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS